

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Ground & First Floor Works Accommodation
with Parking
2,160 sqft (200 sqm)



RENT - £9,000 PER ANNUM EXCLUSIVE

- **Established commercial location having good access to all local amenities**
- **Private parking facility**
- **Gated secure site**
- **No business rates to pay – subject to qualification**

**UNIT D BURLINGTON MILLS, DALTON LANE
KEIGHLEY, BD21 4HT**

UNIT D BURLINGTON MILLS, DALTON LANE KEIGHLEY, BD21 4HT

Location

The subject property is situated within an established industrial/commercial area of Keighley, having good access to all local amenities. The accommodation lies approximately ½ mile east of the Town Centre. Dalton Lane gives good access to the Aire Valley Trunk Road.

Keighley railway station is just a short walk away.

Description

The property offers ground and first floor works accommodation with shared loading and parking. In addition the property has an external access and loading mezzanine.

Accommodation

Internal

Ground Floor

Works accommodation with roller shutter and pedestrian doors. Clear working height to eaves 12'.

640 sqft 59 sqm

First Floor

Works accommodation with access on to external mezzanine area

640 sqft 59 sqm

Access and loading mezzanine

247 sqft 23 sqm

Rear workshop to include kitchen and wc

880 sqft 82 sqm

External

Parking for 2 cars

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Workshop & Premises

Rateable Value: £7,300

Uniform Business Rate for 2024/2025: £0.499

**Small business rate relief may be available to some occupiers.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed.

Rent

£9,000 per annum exclusive

VAT

VAT is payable on the rent.

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Lee Bilbrough – 07966 336618
lee@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

